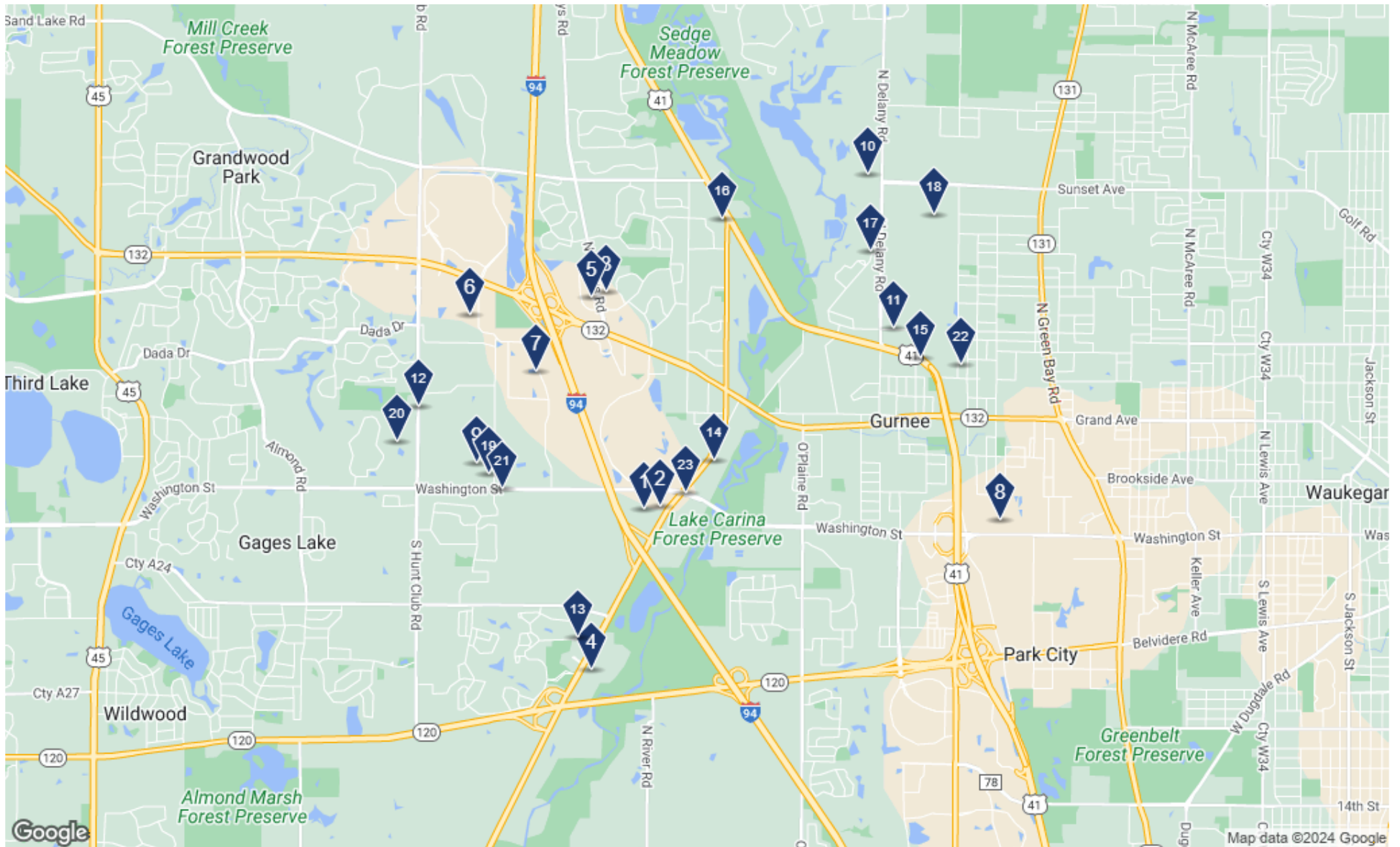


Land - for Sale - Gurnee



Property Summary Report

Illinois Route 21 - Divisible Site, Mixed-Use, adj. to Six Flags

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	44.18 AC
Land SF - Gross	1,924,481 SF
Topography	Level
Parcels	07-22-300-008, 07-22-300-009, 07-22-300-010

ZONING & USAGE

Zoning	Gurnee/Lake County
Proposed Use	Hospitality, Mixed Use, Restaurant, Storefront Retail/Office

CURRENT CONDITION

Improvements	house, barn - month-to-month leases
Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	20,433 on Milwaukee Ave & Woodlake Blvd NE (2015) 92,749 on I- 94 & Washington St NW (2022)
Frontage	2,000' on Interstate 94 1,500' on Milwaukee Avenue / Rt. 21 1,800' on Washington Street

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	9 min drive to Libertyville Station (Milwaukee District North Line)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (31)
Transit Score	Minimal Transit (24)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Village of Gurnee 325 N O'Plaine Rd Gurnee, IL 60031 (847) 599-7500 (p)	True Owner	Dan Riedel 1037 Suffolk Ct Gurnee, IL 60031 (847) 623-3355 (p)
Recorded Owner	PROPERTIES 3D INC 1037 Suffolk Ct Gurnee, IL 60031		

Property Summary Report

Illinois Route 21 - Divisible Site, Mixed-Use, adj. to Six Flags

Gurnee, IL 60031 - Far North Submarket

SALE HIGHLIGHTS

- 23 million visitors annually to the Village of Gurnee - Six Flags, Gurnee Mills, Great Wolf Lodge
- Located at the halfway point between Chicago and Milwaukee.
- Site is highly visible with 2,000' of frontage on I-94. Unparalleled, wide/clear views of the site from tollway.
- 120,300 vehicles per day - most from I-94, additional from Illinois Route 21 and Washington St.
- Anticipated 2 signalized intersections serving site.

Property Summary Report

Corner of 120 and IL-21 Rt - Corner of Rt 120 and Il 21, Gurnee IL 60031



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	12.46 AC
Land SF - Gross	542,758 SF
Topography	Level
Parcels	07-27-300-008, 07-27-300-009, 07-27-300-012

ZONING & USAGE

Proposed Use	Bank, Commercial, Fast Food, Health Care, Hospital, Hotel, Mixed Use,
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CURRENT CONDITION

Grading	Previously developed lot
Infrastructure	No Cable, Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,

TRAFFIC & FRONTAGE

Traffic Volume	20,433 on Milwaukee Ave & Woodlake Blvd NE (2015) 92,749 on I- 94 & Washington St NW (2022)
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Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	14 min drive to Libertyville Station (Milwaukee District North Line)
Airport	39 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (35)
Transit Score	Some Transit (25)

SALE

For Sale	\$2,250,000 (\$180,578/AC - \$4.15/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Keller Williams North Shore West 350 N Milwaukee Ave Libertyville, IL 60048 (847) 383-6600 (p)	True Owner	Glenn Bell
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Property Summary Report

Corner of 120 and IL-21 Rt - Corner of Rt 120 and Il 21, Gurnee IL 60031



Gurnee, IL 60031 - Far North Submarket

SALE HIGHLIGHTS

- Ideal location for multiple types of business subject to Gurnee approval.
- Located adjacent to Riverhill Forest Preserve. Proximity to recreational areas, shopping, restaurants, and new casino.
- Multi story structures would have views of Des Plaines River and open space.

Property Summary Report

1551 N Dilleys Rd



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	5.33 AC
Land SF - Gross	232,175 SF
Topography	Level
Parcels	07-15-100-010

ZONING & USAGE

Zoning	O-1
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel,

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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TRAFFIC & FRONTAGE

Traffic Volume	7,487 on Cty W17 & Nations Dr N (2022) 88,699 on I- 94 & Grand Ave N (2022)
Frontage	684' on Dilleys

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	15 min drive to Washington St (Grayslake) Station (NCS) (North)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (48)
Transit Score	Some Transit (25)

SALE

For Sale	\$1,625,000 (\$304,878/AC - \$7.00/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Robert E. Frank Real Estate 203 E Grand Ave Lake Villa, IL 60046 (847) 356-5263 (p) (847) 356-3311 (f)	Recorded Owner	Pipsissewa Limited Partnership 2755 Pfingsten Rd Northbrook, IL 60062 (847) 272-6879 (p)
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Property Summary Report

1551 N Dilleys Rd



Gurnee, IL 60031 - Far North Submarket

SALE HIGHLIGHTS

- Approx. 5.33 Acres
- Signalized Intersection
- Corner Parcels
- Prime Gurnee Commercial Area (near Gurnee Mills, Six Flags, Key Lime Cove, etc.)
- Level Site
- Approx. 7,700 Vehicle Per Day

Property Summary Report

Milwaukee Ave - SEC Milwaukee Ave & Manchester Dr Gurnee IL



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	25.90 AC
Land SF - Gross	1,128,204 SF
Min Div Size	3.31 AC
Topography	Level
Parcels	07-27-300-047, 07-27-300-048

ZONING & USAGE

Zoning	O-2
Proposed Use	Commercial, Medical, Office, R&D

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	21,179 on Milwaukee Ave & Spinney Run Dr SW (2015) 33,169 on Belvidere Rd & N Milwaukee Ave W (2022)
Frontage	810' on Manchester Drive (with 1 curb cuts) 1,079' on Milwaukee Ave

Made with TrafficMatrix Products

TRANSPORTATION

Commuter Rail	7 min drive to Libertyville Station (Milwaukee District North Line)
Airport	39 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (26)

SALE

For Sale	\$7,905,000 (\$305,212/AC - \$7.01/SF)
Sale Type	Investment
Status	Active
Last Sale	
Sold Price	\$3,327,500 (\$128,475/AC - \$2.95/SF)
Date	May 2018
Sale Type	Investment

Property Summary Report

Milwaukee Ave - SEC Milwaukee Ave & Manchester Dr Gurnee IL



Gurnee, IL 60031 - Far North Submarket

PROPERTY CONTACTS

Sales Company



Tri-State Realty, Inc.
Gurnee, IL 60031
(847) 360-1375 (p)
(847) 360-9667 (f)

True Owner



Consumers Credit Union
300 N Field Dr
Lake Forest, IL 60045
(877) 275-2228 (p)

Previous True Owner



Forefront Properties, LLC.
1 S 450 Summit Ave
Oakbrook Terrace, IL 60181
(847) 272-4030 (p)
(847) 272-4310 (f)

Previous True Owner



Duke Realty Corporation
1301 W 22nd St
Oak Brook, IL 60523
(847) 232-5400 (p)
(847) 232-5690 (f)

Property Manager

Murphy Real Estate & Development
714 W Burlington Ave
La Grange, IL 60525
(708) 588-0370 (p)

LAND NOTES

- *Outstanding location at the intersection of Route 120 and Milwaukee Ave.
- *Immediate north south access to I-94
- *25 Acres for Sale, can be subdivided
- *Zoned - tech industrial / office / medical / manufacturing

SALE HIGHLIGHTS

- 1,079' frontage Route 21 (Milwaukee Ave). Planned traffic signal subject to traffic study. Proximity to I-94 Tri State Tollway.

Property Summary Report

1525 Nations Dr - Next to Great Wolf lodge



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	3.59 AC
Land SF - Gross	156,380 SF
Parcels	07-15-112-007

ZONING & USAGE

Zoning	C-02
Proposed Use	Commercial

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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TRAFFIC & FRONTAGE

Traffic Volume	7,487 on Cty W17 & Nations Dr N (2022)
	88,699 on I- 94 & Grand Ave N (2022)
Frontage	Grand Ave Interstate 294

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	15 min drive to Washington St (Grayslake) Station (NCS) (North)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Somewhat Walkable (54)
Transit Score	Some Transit (25)

SALE

For Sale	\$2,000,000 (\$557,103/AC - \$12.79/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Mon Ami Realty 1033 W Van Buren St Chicago, IL 60607 (312) 589-5797 (p) (312) 471-1115 (f)	Recorded Owner	Mon Ami Proderities Llc 23 N Wabash Av Chicago, IL 60602
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Property Summary Report

1525 Nations Dr - Next to Great Wolf lodge



Gurnee, IL 60031 - Far North Submarket

SALE HIGHLIGHTS

- Close proximity to regional entertainment and tourist centers and shopping.
- Just off I 94 Expressway ramp.
- Prime development land.

Property Summary Report

0 Tri-State Pky



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	16.50 AC
Land SF - Gross	718,740 SF

ZONING & USAGE

Zoning	C/O2 & C/B2
Proposed Use	Department Store, Medical, Movie Theater, Movie/Radio/TV Studio, Of-

CURRENT CONDITION

Improvements	At Entry to Gurnee Mills
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	3,445 on Tri State Pkwy & Pvt Access Rd E (2015) 40,117 on Grand Ave & Gurnee Mills Cir W W (2015)
Frontage	Grand Avenue

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	13 min drive to Washington St (Grayslake) Station (NCS) (North
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (27)
Transit Score	Some Transit (25)

SALE

For Sale	\$2,100,000 (\$127,273/AC - \$2.92/SF)
Sale Type	Investment or Owner User
Status	Under Contract

PROPERTY CONTACTS

Sales Company	CBS Realtors 2436 Grand Ave Waukegan, IL 60085 (847) 249-0660 (p) (847) 249-0696 (f)	Recorded Owner	Koslow Alan J & Julie 3501 Prestwick Ln Northbrook, IL 60062
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Property Summary Report

1050 Tri-State Pky - Lot 121-124



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Industrial Land
Land AC - Gross	2.92 AC
Land SF - Gross	127,195 SF
Min Div Size	2.91 AC
Topography	Level
Parcels	07-16-403-041, 07-16-403-043, 07-16-403-044

ZONING & USAGE

Zoning	I-2
Proposed Use	Industrial

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,
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TRAFFIC & FRONTAGE

Traffic Volume	6,707 on Not Available & Not Available No (2020) 92,267 on I- 94 & Washington St S (2022)
Frontage	376' on Tri State Parkway

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	14 min drive to Washington St (Grayslake) Station (NCS) (North)
Airport	39 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (21)
Transit Score	Some Transit (25)

SALE

For Sale	\$756,811 (\$259,182/AC - \$5.95/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Tri-State Realty, Inc. Gurnee, IL 60031 (847) 360-1375 (p) (847) 360-9667 (f)	True Owner	CenterPoint Properties 1808 Swift Dr Oak Brook, IL 60523 (630) 586-8000 (p) (630) 586-8010 (f)
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LAND NOTES

CLASS "A" BUSINESS PARK; I-94 EXPOSURE; 2.91 - 4.683 ACRES.

Property Summary Report

1050 Tri-State Pky - Lot 121-124



Gurnee, IL 60031 - Far North Submarket

SALE HIGHLIGHTS

- Pond site within business park campus. Located at interchange I-94 and Rt. 132 (Grand Ave.)

Property Summary Report

3570 Washington St

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Industrial Land
Land AC - Gross	3.00 AC
Land SF - Gross	130,680 SF

TRAFFIC & FRONTAGE

Traffic Volume	27,534 on Washington St & Teske Blvd E (2015) 45,972 on Skokie Hwy & Cty A22 N (2022)
Frontage	1,107' on Washington Street

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	8 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (36)
Transit Score	Some Transit (27)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

LEASE

Available AC	1.00 - 3.00 AC
Available SF	43,560 - 130,680 SF
Term	Negotiable
Outparcel	No

LEASE NOTES

- Land Size: 3 Acres
- Building Size: 2,500 SF
- Fenced and secured site with gravel base
- Rare outside storage capabilities
- Zoning: I-2
- Access to I-94, I-294 and Hwy 41
- Lake County
- Wide range of industrial/transportation/maintenance uses permitted
- Less than 2 miles from the planned \$375 million Casino and Hotel development at Fountain Square

Property Summary Report

3570 Washington St

Gurnee, IL 60031 - Far North Submarket

PROPERTY CONTACTS

Sales Company



CBRE

700 Commerce Dr
Oak Brook, IL 60523
(630) 573-7000 (p)
(630) 573-7018 (f)

Property Summary Report

34644 N Cemetery Rd - 34644 N Cemetery

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	4.85 AC
Land SF - Gross	211,266 SF
Parcels	07-21-100-040

ZONING & USAGE

Zoning	C-2
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TRAFFIC & FRONTAGE

Traffic Volume	17,416 on Washington St & Churchill Ln E (2022)
	20,104 on Washington St & Tri State Pkwy W (2015)
Frontage	200' on Cemetery Rd

Made with TrafficMetrix Products

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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TRANSPORTATION

Commuter Rail	11 min drive to Prairie Crossing Station (MD-North) (Milwaukee District)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (23)

SALE

For Sale	\$500,000 (\$103,093/AC - \$2.37/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Keller Williams North Shore West
	350 N Milwaukee Ave
	Libertyville, IL 60048
	(847) 383-6600 (p)



SALE HIGHLIGHTS

- Heavy daytime traffic

Property Summary Report

34850 Delany Rd - Delany Point

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	22.73 AC
Land SF - Gross	990,119 SF

TRAFFIC & FRONTAGE

Traffic Volume	15,141 on N Delany Rd & Tannahill Dr N (2015)
	28,354 on N Delany Rd & Sunset Ave N (2015)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	13 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	44 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (34)
Transit Score	Minimal Transit (18)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Colliers	Sales Company	Colliers
	71 S Wacker Dr Chicago, IL 60606 (312) 648-9150 (p) (312) 648-9149 (f)		6250 N River Rd Rosemont, IL 60018 (847) 698-8444 (p)

Property Summary Report

4015 Grove Ave



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	0.79 AC
Land SF - Gross	34,518 SF
Topography	Level
Parcels	07-13-104-002

ZONING & USAGE

Zoning	I-2 PUD
Proposed Use	Commercial, Industrial, Warehouse

TRAFFIC & FRONTAGE

Traffic Volume	22,753 on N Delany Rd & Grove Ave N (2015) 38,744 on Skokie Hwy & Estes Ave NW (2015)
Frontage	185' on Grove Avenue

Made with TrafficMetrix Products

CURRENT CONDITION

Grading	Raw land
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TRANSPORTATION

Commuter Rail	11 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	42 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (31)
Transit Score	Some Transit (26)

SALE

For Sale	\$195,000 (\$246,080/AC - \$5.65/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Lee & Associates 9450 W Bryn Mawr Ave Rosemont, IL 60018 (773) 355-3000 (p) (847) 233-0068 (f)
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SALE HIGHLIGHTS

- Can accommodate up to ±15,000 SF – shovel ready (no on-site detention needed)
- Immediate access to Highway 41 via Delany Road

Property Summary Report

0 Hunt Club Rd



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Residential Land
Land AC - Gross	3.02 AC
Land SF - Gross	131,551 SF
Parcels	0720205001

ZONING & USAGE

Zoning	R-1
Proposed Use	Single Family Residence

CURRENT CONDITION

Infrastructure	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, No
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TRAFFIC & FRONTAGE

Traffic Volume	18,801 on Cty W15 & W Orchard Valley Dr S (2015) 22,380 on Washington St & White Oak Ln W (2015)
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Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Washington St (Grayslake) Station (NCS) (North)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (15)

SALE

For Sale	\$849,900 (\$281,424/AC - \$6.46/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Research In Progress 501 S 5th St Richmond, VA 23219
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SALE HIGHLIGHTS

- Additional 7+ Adjoining Acres Available
- Approx. 21,400 Vehicles Per Day
- Sewer & Water to Site
- Many Potential Uses

Property Summary Report

0 Manchester Dr

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	0.66 AC
Land SF - Gross	28,750 SF
Topography	Level
Parcels	07-28-400-035

ZONING & USAGE

Zoning	C-2
Proposed Use	Commercial, Community Center, Day Care Center, General Freestanding,

TRAFFIC & FRONTAGE

Traffic Volume	21,179 on Milwaukee Ave & Spinney Run Dr SW (2015) 20,631 on N Milwaukee Ave & Milwaukee Ave NE (2015)
Frontage	132' on Manchester

Made with TrafficMetrix Products

CURRENT CONDITION

Grading	Finish grade
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,

TRANSPORTATION

Commuter Rail	8 min drive to Libertyville Station (Milwaukee District North Line)
Airport	40 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (27)

SALE

For Sale	\$325,000 (\$492,424/AC - \$11.30/SF)
Sale Type	Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	@properties Commercial 1875 N Damen Ave Chicago, IL 60647 (312) 506-0200 (p) (312) 506-0222 (f)
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Property Summary Report

0 Manchester Dr

Gurnee, IL 60031 - Far North Submarket

SALE HIGHLIGHTS

- Commercial land for sale! Take advantage of this Great Gurnee Location. Excellent well maintained lot, quiet street,
- Lot size is 28,750 square feet. .66 acres, C-2 Zoning. Lot measurements - 132.02x254.17x130x231.94 There is 132.02 ft of frontage along Manchester.
- Existing curb and gutter along frontage, The parcel is just west of the intersection of Milwaukee and Manchester,
- Best suited for Development, Ideal for, office, professional, medical or Senior care use,
- This Parcel offers a premier location for business.
- Ownership will look at all reasonable offers".

Property Summary Report

445 N Riverside Dr

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	3.22 AC
Land SF - Gross	140,263 SF
Parcels	07-22-203-007, 07-22-203-008, 07-22-203-009

ZONING & USAGE

Zoning	C-3
Proposed Use	Commercial, Department Store, Retail

CURRENT CONDITION

Infrastructure	No Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer,
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TRAFFIC & FRONTAGE

Traffic Volume	18,085 on Milwaukee Ave & N Riverside Dr NE (2015) 19,781 on Washington St & Milwaukee Ave E (2022)
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Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	13 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (42)
Transit Score	Some Transit (29)

SALE

For Sale	\$975,000 (\$302,795/AC - \$6.95/SF)
Sale Type	Investment
Status	Active

Last Sale

Sold Price	\$775,000 (\$242,188/AC - \$5.56/SF)
Date	May 2023
Sale Type	Investment

PROPERTY CONTACTS

Sales Company	Keller Williams North Shore West 350 N Milwaukee Ave Libertyville, IL 60048 (847) 383-6600 (p)	Previous True Owner	George Rodis 6383 Lockwood Ln Gurnee, IL 60031 (847) 856-3958 (p)
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Property Summary Report

SEC Skokie Hwy & Ferndale St

Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	0.88 AC
Land SF - Gross	38,342 SF
Topography	Level
Parcels	07-13-309-001

ZONING & USAGE

Zoning	C-3
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TRAFFIC & FRONTAGE

Traffic Volume	38,744 on Skokie Hwy & Estes Ave NW (2015) 36,334 on Skokie Hwy & Blackburn St NE (2022)
Frontage	223' on Ferndale St 301' on N Skokie Hwy

Made with TrafficMetrix Products

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer,

TRANSPORTATION

Commuter Rail	10 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (33)
Transit Score	Some Transit (27)

SALE

For Sale	\$275,000 (\$312,429/AC - \$7.17/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 1813-1831 Saint Johns Ave Highland Park, IL 60035 (847) 490-7700 (p)	Recorded Owner	Anton Peter A 6757 N Navajo Ave Lincolnwood, IL 60712
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Property Summary Report

36396 N Skokie Hwy



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Residential Land
Land AC - Gross	17.53 AC
Land SF - Gross	763,607 SF
Topography	Level
Density Allowed	C-2
Parcels	07-10-400-023

ZONING & USAGE

Zoning	C-2
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, In-

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer,

TRAFFIC & FRONTAGE

Traffic Volume	10,066 on N Riverside Dr & N Skokie Hwy N (2015) 26,434 on N Skokie Hwy & N Riverside Dr E (2022)
Frontage	735' on Skokie Highway

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	12 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (23)
Transit Score	Minimal Transit (13)

SALE

For Sale	\$8,000,000 (\$456,361/AC - \$10.48/SF)
Sale Type	Investment
Status	Active

LEASE

Available AC	17.53 AC
Available SF	763,607 SF
Term	Negotiable
Outparcel	Yes

LEASE NOTES

1-17.53 acres available for ground-lease or BTS. Also for sale.

Property Summary Report

36396 N Skokie Hwy



Gurnee, IL 60031 - Far North Submarket

PROPERTY CONTACTS

Sales Company



Imperial Realty Company
4747 W Peterson Ave
Chicago, IL 60646
(773) 736-4100 (p)
(773) 736-4541 (f)

True Owner

Tanis Nick
PO BOX 103
WAUKEGAN, IL 60079
(847) 623-1390 (p)

Recorded Owner

Tanis Nick
PO BOX 103
WAUKEGAN, IL 60079
(847) 623-1390 (p)

Property Summary Report

1800 St Paul Ave



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	13.74 AC
Land SF - Gross	598,514 SF
Topography	Level

ZONING & USAGE

Zoning	R-6 PUD
Proposed Use	Commercial, Industrial

TRAFFIC & FRONTAGE

Traffic Volume	3,483 on St Paul Ave & Cty W27 NE (2022)
	27,000 on N Delany Rd & Porett Dr N (2015)
Frontage	1,052' on St Paul Ave

Made with TrafficMetrix Products

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,


TRANSPORTATION

Commuter Rail	12 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (42)
Transit Score	Minimal Transit (18)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Newmark	Recorded Owner	Trust 569
	8750 W Bryn Mawr Ave Chicago, IL 60631 (773) 957-1400 (p) (773) 957-1401 (f)		1601 N Lewis Ave Waukegan, IL 60085

Property Summary Report

1800 St Paul Ave



Gurnee, IL 60031 - Far North Submarket

LAND NOTES

Easy access to US Route 41 & Delaney Road
Close to Gurnee Mills Mall & Six Flags Amusement Park
Major industrial business parks close by
Close to Great Lakes Naval Training Base
Strong employment base close to property

SALE HIGHLIGHTS

- Easy access to transit.
- Excellent location in Gurnee.

Property Summary Report

Swanson Ct - Vacant Land



Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	2.50 AC
Land SF - Gross	108,900 SF
No. of Lots	1
Topography	Level
Parcels	17-31-101-016-0000, 17-31-108-028-0000

ZONING & USAGE

Zoning	Industrial
Proposed Use	Industrial

TRAFFIC & FRONTAGE

Traffic Volume	17,600 on Sunset Avenue & Cty W27 W (2019) 28,354 on N Delany Rd & Sunset Ave N (2015)
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TRANSPORTATION

Commuter Rail	13 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	46 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (23)
Transit Score	Minimal Transit (19)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company



NAI Hiffman
One Oakbrook Ter
Oakbrook Terrace, IL 60181
(630) 932-1234 (p)
(630) 932-7258 (f)

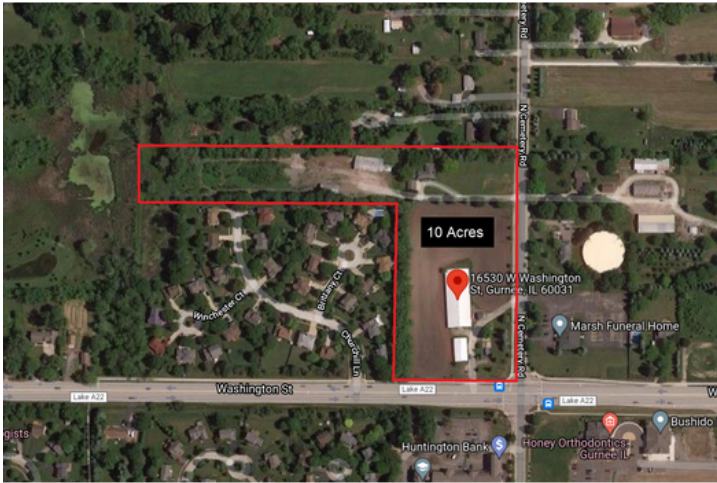
LAND NOTES

3.5 acres of vacant land. Rail possible.

Property Summary Report

16530 Washington

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	10.00 AC
Land SF - Gross	435,600 SF
Parcels	07-21-100-040, 07-21-100-042

ZONING & USAGE

Zoning	C-2
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TRAFFIC & FRONTAGE

Traffic Volume	1,975 on N Cemetery Rd & W Orchard Valley Dr N (2022) 92,267 on I- 94 & Washington St S (2022)
Frontage	400' on Washington St

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TRANSPORTATION

Commuter Rail	10 min drive to Prairie Crossing Station (MD-North) (Milwaukee District)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (25)

SALE

For Sale	\$1,550,000 (\$155,000/AC - \$3.56/SF)
Sale Type	Owner User
Status	Active

PROPERTY CONTACTS

Sales Company



Keller Williams North Shore West
350 N Milwaukee Ave
Libertyville, IL 60048
(847) 383-6600 (p)

Property Summary Report

17150 Washington

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Agricultural Land
Land AC - Gross	34.00 AC
Land SF - Gross	1,481,040 SF

ZONING & USAGE

Proposed Use	MultiFamily
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TRAFFIC & FRONTAGE

Traffic Volume	19,525 on N Hunt Club Rd & Washington St S (2022) 22,380 on Washington St & White Oak Ln W (2015)
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TRANSPORTATION

Commuter Rail	10 min drive to Prairie Crossing Station (MD-North) (Milwaukee District)
Airport	44 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (7)

SALE

For Sale	\$4,900,000 (\$144,118/AC - \$3.31/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company



Coldwell Banker Commercial Realty
1420 Waukegan Rd
Glenview, IL 60025
(847) 724-5800 (p)
(847) 945-3411 (f)

SALE HIGHLIGHTS

- Close to I-94 & Gurnee Mills

Property Summary Report

6071 Washington St

Gurnee, IL 60031 - Far North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	0.04 AC
Land SF - Gross	1,770 SF
Topography	Level
Parcels	07-21-401-010

ZONING & USAGE

Zoning	PUD
Proposed Use	Medical, Office, Retail

CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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TRAFFIC & FRONTAGE

Traffic Volume	1,975 on N Cemetery Rd & W Orchard Valley Dr N (2022) 50,900 on Tri-State Tollway & Washington St S (2018)
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Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	11 min drive to Prairie Crossing Station (MD-North) (Milwaukee District)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (23)
Transit Score	Minimal Transit (24)

SALE

For Sale	\$499,000 - 599,000 (\$2,173,648 - 3,623,956/AC - \$49.90 - 83.19/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Keller Williams North Shore West 350 N Milwaukee Ave Libertyville, IL 60048 (847) 383-6600 (p)	True Owner	American Tradesman, Inc. 16530 W Washington St Gurnee, IL 60031 (847) 623-3355 (p)
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Property Summary Report

1001-1097 Northwest Avenue

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Residential Land
Land AC - Gross	1.80 AC
Land SF - Gross	78,408 SF

TRAFFIC & FRONTAGE

Traffic Volume	4,250 on Northwestern Ave & Grandville Ave S (2022)
	38,744 on Skokie Hwy & Estes Ave NW (2015)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	11 min drive to Waukegan Station (Union Pacific North Line - Northeast)
Airport	43 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (40)
Transit Score	Some Transit (27)

SALE

For Sale	Part of a Portfolio - Price Not Disclosed
Sale Type	Investment
Properties	5
Status	Active

PROPERTY CONTACTS

Sales Company	AW Properties Global
	707 Skokie Blvd
	Northbrook, IL 60062
	(847) 509-2757 (p)
	(312) 676-1867 (f)

AW Properties Global

Property Summary Report

223 IL-21 (Milwaukee Ave.) - 223 Milwaukee Ave.

Gurnee, IL 60031 - Far North Submarket



LAND

Type	Commercial Land
Land AC - Gross	0.92 AC
Land SF - Gross	40,074 SF

ZONING & USAGE

Zoning	O-1
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TRAFFIC & FRONTAGE

Traffic Volume	12,952 on Milwaukee Ave & Washington St SW (2022)
	20,657 on Washington St & I- 94 W (2015)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Libertyville Station (Milwaukee District North Line)
Airport	41 min drive to Chicago O'Hare International
Walk Score	Car-Dependent (41)
Transit Score	Some Transit (26)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Troy Realty
	6625 N Avondale Ave
	Chicago, IL 60631
	(773) 792-3000 (p)
	(773) 792-8872 (f)



SALE HIGHLIGHTS

- High Exposure Corner Site
- Over 31,000 VPD on Washington St
- Adjacent to Saratoga Square
- Close to Six Flags Great America with over 2 million visitors annually